TEMPLE WHARF

ROCHESTER

One & two bedroom apartments and two & three bedroom houses available through Shared Ownership

SOUTHERN HOUSING
new homes

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new homes

TEMPLE WHARF

ROCHESTER

Discover a collection of carefully crafted one and two-bedroom apartments and two and three-bedroom houses available through Shared Ownership in Rochester, Medway. These homes are part of Temple Woods, an award-winning Redrow development that combines modern living with natural beauty.

Enjoy picturesque surroundings, ample amenities in both Strood and Rochester, and excellent transport links, making the area ideal for both nature lovers and commuters. Temple Wharf presents an exceptional opportunity to own a home in one of Medway's most desirable locations.

Rochester Bridge over the River Medway

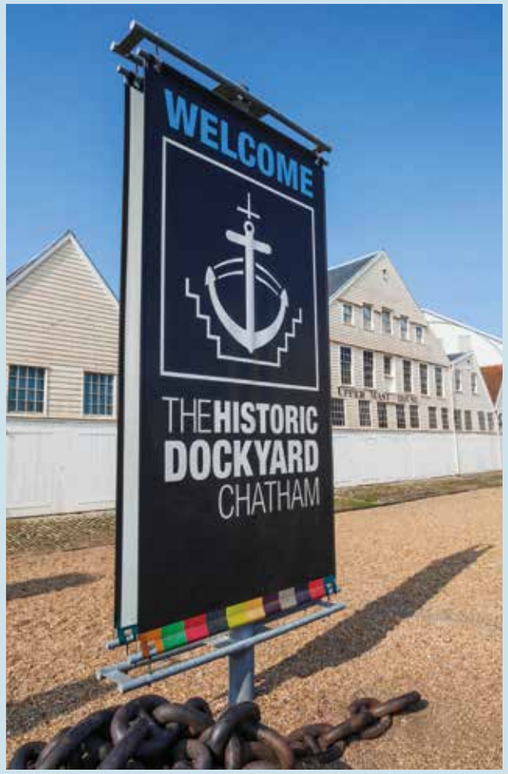
A home to be *proud of*

This beautiful collection of apartments and houses in Kent brings together everything you've been looking for. A place of your own with the space to spread out and plan for the future. The freedom to choose décor that matches your imagination, and the opportunity to live in a fabulous location with the countryside on your doorstep and all the amenities of a major town at hand.

What's on your *doorstep*

Living at Temple Wharf seamlessly blends urban convenience with historical charm. Nestled along the River Medway, this vibrant community offers stunning views and easy access to a range of amenities. A short walk brings you to restaurants such as Waters Edge, Turkuaz Restaurant and Frankie & Benny's, leisure facilities like Nuffield Health Medway, Hollywood Bowl, and Cineworld, as well as family-friendly attractions like Diggerland. Strood, just nearby, provides a variety of shops, supermarkets, and convenient travel connections from Strood Station.

Rochester itself is brimming with attractions and activities for all ages. Families will appreciate the excellent local schools, while history enthusiasts will be captivated by the iconic Rochester Cathedral and Castle. The city's rich literary heritage is celebrated through cultural events like the Dickens Festival, while the internationally renowned May Day Rochester



Sweeps Festival brings the streets alive with folk music and dance.

Shopping lovers will find an array of charming boutiques, while foodies can indulge in a diverse selection of restaurants offering both British and international cuisines. Sports enthusiasts have access to excellent facilities, from the Strood Sports Centre to the Rochester and Cobham Park Golf Club.

Nearby Chatham adds even more to explore, with its Historic Dockyards and fascinating maritime history, as well as The Royal Engineers Museum. For a night out, catch a performance at the Brook or Central Theatres.

Beyond the city, Kent and Medway's natural beauty beckons, with stunning beaches perfect for relaxation and water sports, and the serene River Medway ideal for boating and fishing. Capstone Farm Country Park, spanning 114 hectares, offers trails for walking, running, cycling and more.

At Temple Wharf, everything from history and culture to outdoor adventures is within easy reach, making it the perfect place to call home.

View from Upnor to Chatham
Rochester Castle
Chatham Dockyard

Everything in easy reach

Residents can enjoy excellent local transport options, making it easy to navigate both within the region and beyond. Strood Station, conveniently located just a short drive from Temple Wharf, offers frequent train services to London, with journey times ranging from 37 minutes to King's Cross St Pancras.

For those preferring to travel by car, the area is well-connected to major roads and motorways. The M2 and M20 provide direct links to London and the rest of the UK, while the A2 and A249 offer convenient access to nearby towns and cities. Additionally, the region boasts an extensive network of cycle paths and pedestrian-friendly routes, making it a breeze to explore the local area on foot or by bicycle, taking in the picturesque scenery and historical landmarks along the way.

By train from Strood Station

- Stratford International — 35 mins
- King's Cross St Pancras — 37 mins
- London Bridge — 54 mins

Walking from Temple Wharf

- Hollywood Bowl & Creams Cafè — 4 mins
- Nuffield Health Medway — 6 mins
- Diggerland Kent — 6 mins
- Cineworld & Waters Edge Pub — 10 mins
- Cuxton Station — 34 mins

By bike from Temple Wharf

- Strood Sports Centre — 12 mins
- Strood Station — 12 mins
- Rochester Castle — 14 mins
- Chatham Historic Dockyard — 23 mins
- Capstone Farm Country Park — 36 mins

By car from Temple Wharf

- Strood Station — 11 mins
- Rochester cathedral — 12 mins
- Chatham Maritime Marina — 20 mins
- Medway Maritime Hospital — 25 mins
- Maidstone — 25 mins

Source: google.com/maps, nationalrail.co.uk
Distances and times are given as an approximation only and are subject to change and traffic conditions.

Contemporary **Specification**

GENERAL

- Phone entry system to apartments
- BT Fibre Optic Broadband and Virgin Media enabled points
- Secure cycle storage
- Downlights to kitchen/living/dining room, hallway, and bathroom
- Amtico Weathered Oak wood effect flooring throughout the ground floor of the houses and in the kitchen, dining area and hallway of the apartments
- Gas central heating to apartments
- ASHP (air source heat pump) to houses
- Apartments come with one parking space
- Most houses come with two parking spaces*
- Visitors spaces with Electric vehicle charging points available
- Predicted Energy Assessment (PEA) rating B

KITCHEN

- Super matt kitchen units in pebble
- Pearl granite effect laminate worktop with matching upstand
- Regent Chrome 1 1/2bowl stainless steel sink with mixer tap
- Glass backsplash
- Fully integrated AEG kitchen appliances including ceramic hob, single oven, extractor hood, dishwasher and fridge/ freezer
- AEG free standing washer/dryer to storage cupboard in hallway apartments
- Integrated washing machines to houses

BEDROOMS

- Apollo Smokestack Plus carpet
- Pendant lights to bedrooms
- Mirrored fitted wardrobes with sliding doors to main bedroom

BATHROOM

- Johnson Arlo Range floor tiles in colour 'Shale' with grip finish
- Johnson Marco Range wall tiles in colour 'Clay' with matt finish
- White bathroom suite with Ideal Connect Air Semi recessed, Sottini Isarca built-in sink
- Glass shower screen with chrome mixer tap
- Chrome ladder towel rail
- Mirror above sink in apartments and houses

BALCONY / PATIO **

- External bulkhead lights
- Steel balcony with aluminium decking to apartments

Images from a previous Southern Housing New Homes Development. Stock images for creative purposes only, please see specification for details of Temple Wharf apartments.

The above specification shown is for general guidance only and is subject to change. Please speak to our sales advisor for more details.
*Plot 281 & 282 have 1 space, all other houses have 2 spaces. **Applicable to apartments only

1 & 2 BEDROOM APARTMENTS

2 BEDROOM HOUSES

3 BEDROOM HOUSES

PRIVATE HOUSES & APARTMENTS

TEMPLE WHARF

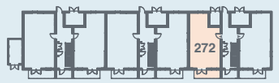
ROCHESTER

BS - Bin Store
V - Visitor Parking

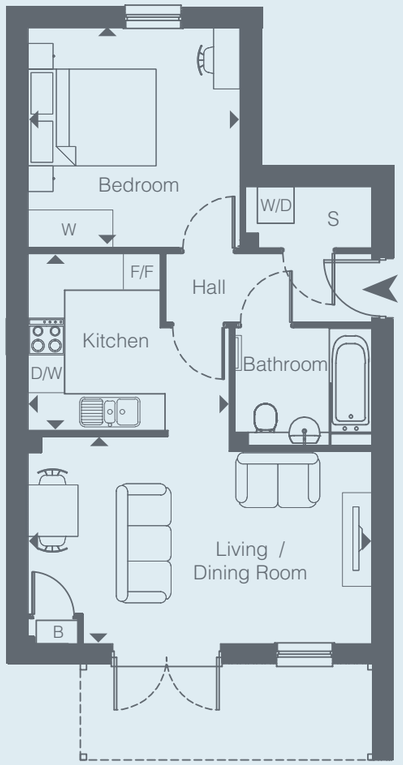
The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon. The site plan, including tenure locations does not form part of any offer, contract, warranty or representation. Please speak to our Sales Team for further information.

Himscot *One bedroom apartment*
PLOT 272

FRONT ELEVATION



GROUND FLOOR



LIVING / DINING ROOM	
5.5m x 3.1m	18' 1" x 10' 2"
KITCHEN	
2.8m x 2.2m	9' 2" x 7' 3"
BEDROOM	
3.5m x 3.5m	11' 6" x 11' 6"
TOTAL AREA	
50.4 sq.m.	**542 sq.ft.**

F/F FRIDGE/FREEZER **S** STORAGE
D/W DISHWASHER **W/D** WASHER / DRYER
W WARDROBE
▶ Denotes points between the measurements shown

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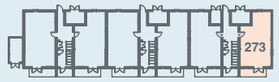
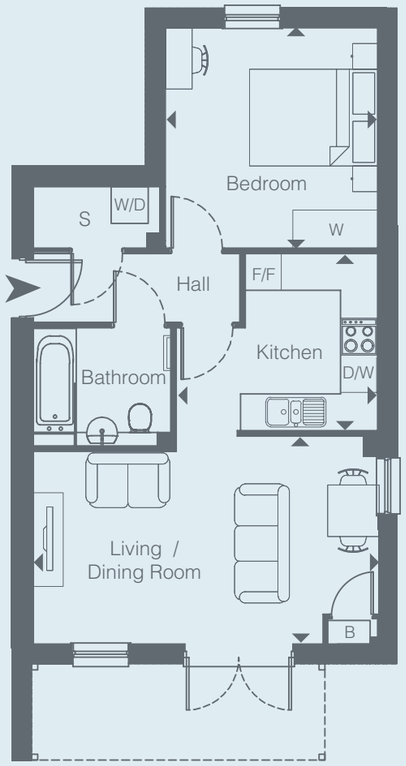
Hambrook *One bedroom apartment*
PLOT 273

FRONT ELEVATION



GROUND FLOOR



LIVING / DINING ROOM	
5.5m x 3.1m	18' 1" x 10' 2"
KITCHEN	
2.8m x 2.2m	9' 2" x 7' 3"
BEDROOM	
3.5m x 3.5m	11' 6" x 11' 6"
TOTAL AREA	
50.4 sq.m.	**542 sq.ft.**

F/F FRIDGE/FREEZER **S** STORAGE
D/W DISHWASHER **W/D** WASHER / DRYER
W WARDROBE
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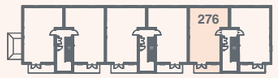
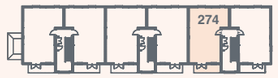
Dinfold *Two bedroom apartments*

PLOT 274 & 276

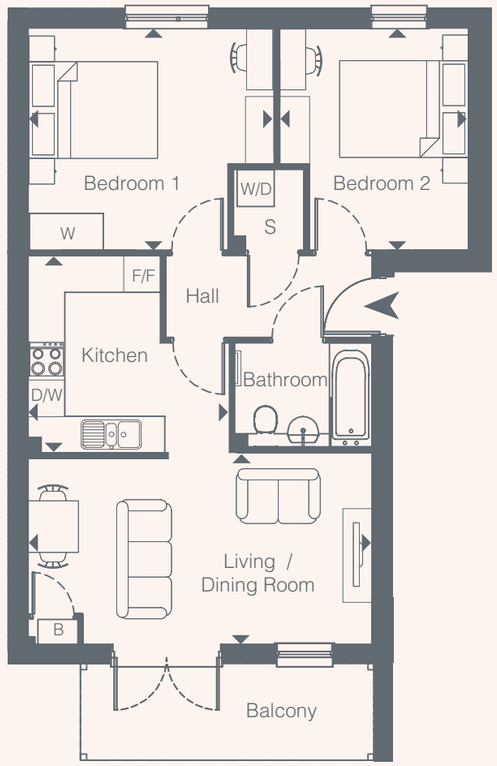
FRONT ELEVATION



SECOND FLOOR



FIRST FLOOR



LIVING / DINING ROOM	
5.6m x 3m	18' 4" x 9' 10"
KITCHEN	
3.2m x 2.3m	10' 6" x 7' 7"
BEDROOM 1	
4m x 3.6m	13' 1" x 11' 10"
BEDROOM 2	
3.6m x 3.1m	11' 10" x 10' 2"
TOTAL AREA	
61.7 sq.m.	**664 sq.ft.**

F/F FRIDGE/FREEZER **S** STORAGE
D/W DISHWASHER **W/D** WASHER / DRYER
W WARDROBE
▶ Denotes points between the measurements shown

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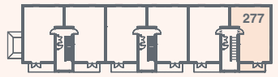
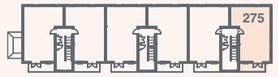
Hassocks *Two bedroom apartments*

PLOT 275 & 277

FRONT ELEVATION



SECOND FLOOR



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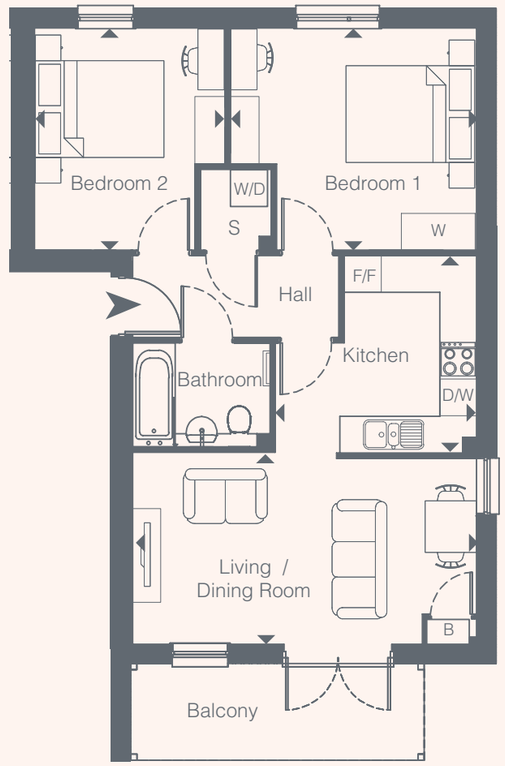

LIVING / DINING ROOM	
5.6m x 3m	18' 4" x 9' 10"
KITCHEN	
3.2m x 2.3m	10' 6" x 7' 7"
BEDROOM 1	
4m x 3.6m	13' 1" x 11' 10"
BEDROOM 2	
3.6m x 3.1m	11' 10" x 10' 2"
TOTAL AREA	
61.7 sq.m.	**664 sq.ft.**

F/F FRIDGE/FREEZER **S** STORAGE
D/W DISHWASHER **W/D** WASHER / DRYER
W WARDROBE
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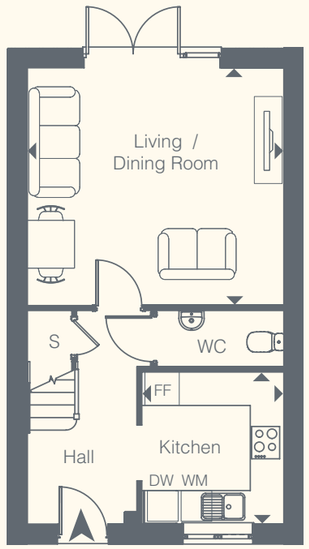
The Tavy *Two bedroom house*

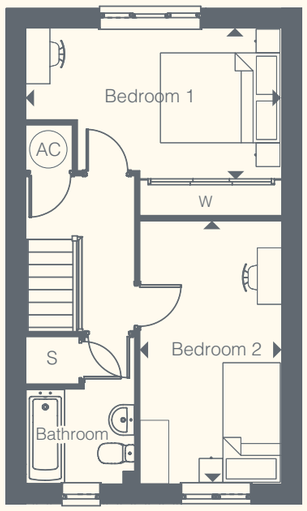
PLOTS 280 & 283*

* Plot 283 is handed from the plans drawn

FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

LIVING / DINING ROOM	
4.6m x 4.3m	15' 3" x 14' 1"
KITCHEN	
2.7m x 2.5m	8' 11" x 8' 4"
BEDROOM 1	
4.6m x 3.4m	15' 3" x 11' 2"
BEDROOM 2	
4.8m x 2.6m	15' 8" x 8' 6"
TOTAL AREA	
77.3 sq.m.	**832 sq.ft.**

FF FRIDGE/FREEZER
AC AIRING CUPBOARD
W WARDROBE
S STORAGE
WM WASHING MACHINE
DW DISHWASHER
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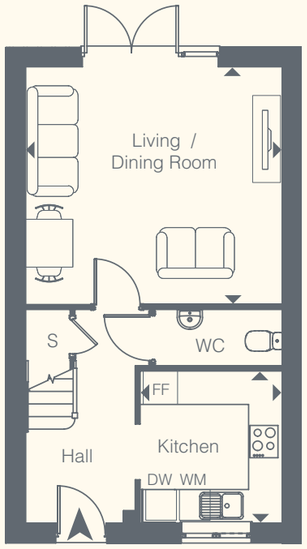
The Tavy *Two bedroom house*

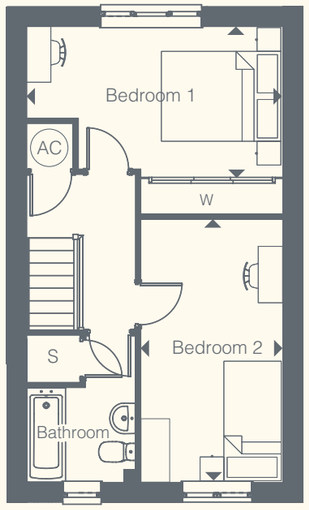
PLOTS 281 & 282*

* Plot 282 is handed from the plans drawn

FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

LIVING / DINING ROOM	
4.6m x 4.3m	15' 3" x 14' 1"
KITCHEN	
2.7m x 2.5m	8' 11" x 8' 4"
BEDROOM 1	
4.6m x 3.4m	15' 3" x 11' 2"
BEDROOM 2	
4.8m x 2.6m	15' 8" x 8' 6"
TOTAL AREA	
77.3 sq.m.	**832 sq.ft.**

FF FRIDGE/FREEZER
AC AIRING CUPBOARD
W WARDROBE
S STORAGE
WM WASHING MACHINE
DW DISHWASHER
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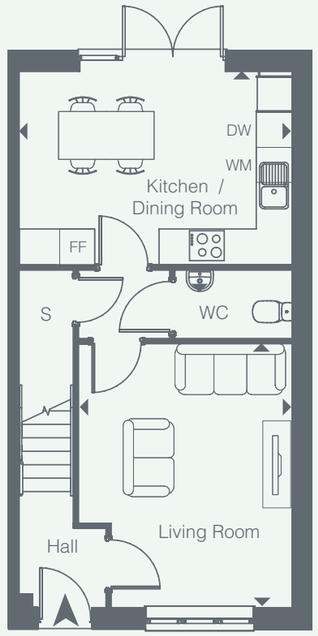
The Dart *Three bedroom house*

PLOTS 278, 279*, 284, 285*, 296 & 300*

* Plots 279, 285 and 300 are handed from the plans drawn

FRONT ELEVATION



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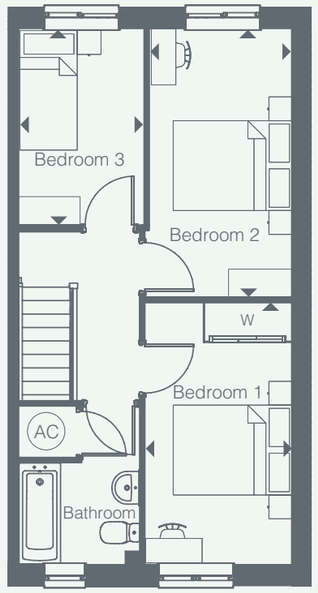

FIRST FLOOR

LIVING ROOM	
4.4m x 3.6m	14’ 7” x 11’ 10”
KITCHEN / DINING ROOM	
4.6m x 3.2m	15’ 2” x 10’ 7”
BEDROOM 1	
4.4m x 2.5m	14’ 6” x 8’ 2”
BEDROOM 2	
4.5m x 2.4m	14’ 11” x 7’ 11”
BEDROOM 3	
3.3m x 2.1m	10’ 11” x 7’ 0”
TOTAL AREA	
84.1 sq.m.	**905 sq.ft.**

FF FRIDGE/FREEZER
AC AIRING CUPBOARD
W WARDROBE
S STORAGE
WM WASHING MACHINE
DW DISHWASHER
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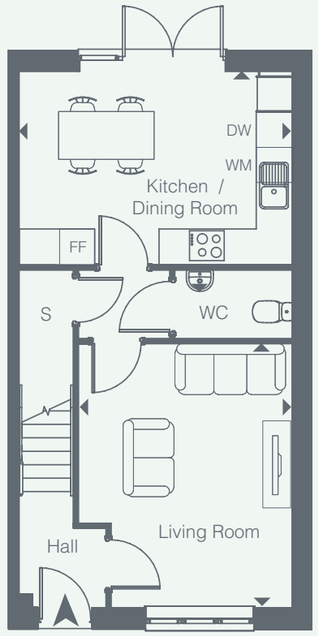
The Dart *Three bedroom house*

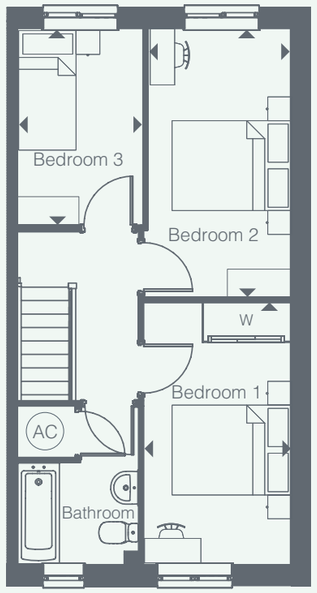
PLOTS 297, 298* & 299*

* Plots 298 and 299 are handed from the plans drawn

FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	
4.4m x 3.6m	14’ 7” x 11’ 10”
KITCHEN / DINING ROOM	
4.6m x 3.2m	15’ 2” x 10’ 7”
BEDROOM 1	
4.4m x 2.5m	14’ 6” x 8’ 2”
BEDROOM 2	
4.5m x 2.4m	14’ 11” x 7’ 11”
BEDROOM 3	
3.3m x 2.1m	10’ 11” x 7’ 0”
TOTAL AREA	
84.1 sq.m.	**905 sq.ft.**

FF FRIDGE/FREEZER
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W WARDROBE
S STORAGE
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Buying with *Shared Ownership?*

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

HOW DOES IT WORK?

You initially purchase between 25%–75% of the homes market value, you then pay subsidised rent on the remainder.

AM I ELIGIBLE?

To be considered eligible for Shared Ownership your household income must be below £80,000. You cannot buy with Shared Ownership whilst you own another home, however, you can be considered if you are in the process of selling your home.

WILL I NEED TO PAY A DEPOSIT?

You will need a mortgage deposit from 5% of the share percentage you are purchasing.* For example, if the homes market value is £500,000 and you're buying 25% then your proportion will be £125,000. This means you'll need a deposit of £6,250 alongside a mortgage of £118,750. You're also able to own the home in the future, by increasing your share to 100%, this is called staircasing. A panel of specialist and experienced independent mortgage advisers will be provided to you. Any of these firms will be able to advise you on the best options available to you, so please ask us to refer you for further advice.

* Shared Ownership eligibility and affordability criteria apply. Speak to our Sales team for more information.

SOUTHERN HOUSING
new homes

Southern Housing plans, develops and builds high-quality, desirable homes that bring together people and places to create diverse communities that thrive. At Southern Housing, we're proud to reinvest for the benefit of communities across London and the South East.

We're recognised as a leader in providing homes that shape the way people want to live. So we don't just build better buildings – we build better living.

Southern Housing reserves the right to amend the specification as necessary and without notice. Floor plans show approximate measurements only and subject to minor variation. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances and wardrobes may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Computer generated images and lifestyle images are for illustrative purposes only. Speak to our sales team for more details. Details correct at time of print (October 2024).

TEMPLE WHARF

ROCHESTER

SOUTHERN HOUSING

new homes

0300 555 2171

shnewhomes.co.uk/templewharf

Knights Templar Way,
Rochester, ME2 2NF